076.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,300 / 917,300
					USE VALUE:	917,300 / 917,300
					ASSESSED:	917,300 / 917,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENG FAN
Owner 2:	ZHANG XIAOMAN
Owner 3:	
Street 1:	82 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O BRIEN NEAL P/MARYBETH -
Owner 2:	-
Street 1:	82 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2430 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6697.000	482,700		434,600	917,300
Total Card	0.154	482,700		434,600	917,300
Total Parcel	0.154	482,700		434,600	917,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.57 | /Parcel: 377.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48228

GIS Ref

GIS Ref

Insp Date 10/08/18

!6346!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	482,700	0	6,697.	434,600	917,300		Year end	12/23/2021
2021	101	FV	464,200	0	6,697.	434,600	898,800		Year End Roll	12/10/2020
2020	101	FV	391,800	0	6,697.	434,600	826,400	826,400	Year End Roll	12/18/2019
2019	101	FV	354,800	0	6,697.	403,600	758,400	758,400	Year End Roll	1/3/2019
2018	101	FV	354,800	0	6,697.	403,600	758,400	758,400	Year End Roll	12/20/2017
2017	101	FV	354,800	0	6,697.	353,900	708,700	708,700	Year End Roll	1/3/2017
2016	101	FV	354,800	0	6,697.	322,900	677,700	677,700	Year End	1/4/2016
2015	101	FV	292,800	0	6,697.	285,600	578,400	578,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:45:15

LAST REV

Date	Time
08/19/21	17:08:37
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6346

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN NEAL P/	75473-460	1	8/28/2020		1,080,000	No	No		
MALATESTA JOHN	46969-156		2/15/2006	Change>Sale	523,000	No	No		
SQUIZZERO PETER	45953-590		8/26/2005		475,000	No	No		Francis Paul Squizzero dod 12/13/1981
SQUIZZERO PHILO	22867-508		1/28/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	48228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1524	Add Bath	52,310	O				
5/16/2006	377	Addition	20,000			G7	GR FY07	24X23 REAR ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Entry Denied	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
6/28/2006	MLS	HC	Helen Chinal
10/14/1999	Meas/Inspect	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6697		Sq. Ft.	Site		0	70.	0.93	12									434,639						434,600	

Total AC/HA:	0.15374	Total SF/SM:	6697	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,639	Spl Credit		Total:	434,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.28482461
Const Adj.:	1.00439954
Adj $ / SQ:	129.048
Other Features:	154102
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541129
Depreciation:	58442
Depreciated Total:	482687

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

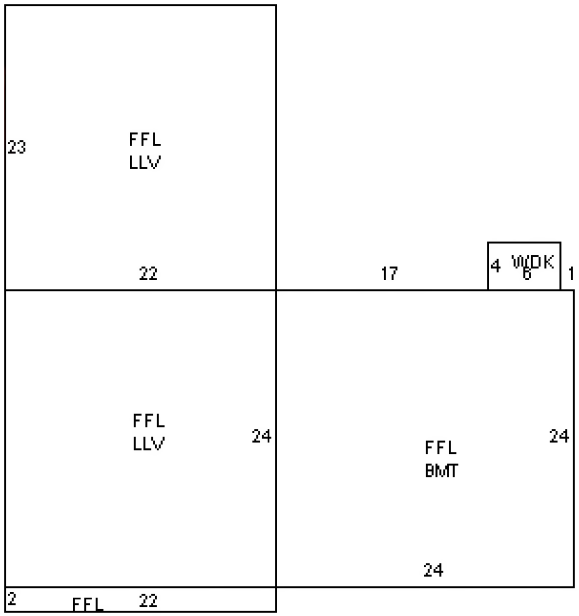
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.95
Special Features:	0	Val/Su Net:	146.81
Final Total:	482700	Val/Su SzAd	291.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,654	129.050	213,445
LLV	Lower Level	1,034	98.360	101,703
BMT	Basement	576	38.710	22,299
WDK	Deck	24	16.070	386

Net Sketched Area:	3,288			Total:	337,833
Size Ad	1654	Gross Area	3288	FinArea	2430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	